

Stevenage Borough Council

Five Year Housing Land Supply Update

Addendum

January 2021



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1.0 Introduction

- 1.1 This Five Year Housing Land Supply Update Addendum (January 2021) has been produced to provide an interim position with regards to Stevenage Borough Council's Five Year Housing Supply in light of the [Housing Delivery Test results](#) published by the Ministry of Housing, Communities and Local Government on 19 January 2021.
- 1.2 The Council previously published a [Five Year Housing Land Supply Position Statement](#) in September 2020 but the results of the Housing Delivery Tests dictate that changes are required in the way that the Council calculated its housing supply figure of 5.64yrs.
- 1.3 As will be explained in this Addendum, Stevenage Borough Council can now demonstrate a Housing Supply of **5.002 years** for the period 1 April 2020 to 31 March 2025.
- 1.4 This will be the figure used in decision making until we next incorporate up to date commitment, commencement and completion data. This is expected to be in April 2021.
- 1.5 This Addendum explains how the Council has calculated the figure of 5.002yrs. The Addendum does not supersede historic data or details of future housing trajectories included in the September 2020 Position Statement. It merely updates the figures in the Position Statement with an increased buffer in line with the Housing Delivery Test result and incorporates residential permissions that have been granted since 1 April 2020 to give a more up to date position.

2.0 Housing Delivery Test Result

2.1 Stevenage Borough Council's results for the last three Housing Delivery Tests are as follows:

HDT	No. of homes required	No. of homes delivered	Score	Consequence
2018	1,115	1,119	100%	None
2019	1,120	1,262	113%	None
2020	1,094	702	64%	Presumption in favour of sustainable development

2.2 The consequences of the HDT results are based on the percentage score:

- >95% - no consequence
- <95% - LPA to prepare an action plan to increase housing supply
- <85% - LPA to include a 20% buffer in their 5yr housing supply calculations
- <75% in apply the presumption in favour of sustainable development

2.3 Therefore, as of the 2020 results (published January 2021) the Council must now:

- 1) prepare an Action Plan showing how it will increase housing supply,
- 2) include a 20% buffer in its 5yr housing supply calculations, and
- 3) apply the presumption in favour of sustainable development during decision making.

2.4 This Addendum covers the second of these three consequences.

3.0 Updating the Five Year Housing Supply

3.1 In the September 2020 Position Statement, we stated that we had the following requirement for housing:

Annual Requirement	Annual Shortfall	Annual 5% buffer	Total Annual Requirement	Total 5 Year Requirement
380	118.81	24.94	523.75	2,619

3.2 Due to the Housing Delivery Test score, the 5% buffer must be increased to 20% so we now have the following housing requirement for the period 1 April 2020 to 31 March 2025:

Annual Requirement	Annual Shortfall	Annual 20% buffer	Total Annual Requirement	Total 5 Year Requirement
380	118.81	99.76	598.57	2,992.9

3.3 In the September 2020 Position Statement, we gave a breakdown of deliverable sites in line with the Part A and B of the definition in the NPPF. Since 1 April 2020, the Council has granted permission for a further 172 houses (net) (see Appendix 1). The Council considers it prudent to include these in the interim Five Year Housing Supply set out in this Addendum. However 133 of those units were already included in the Five Year Supply so must not be included for a second time. This means the Council has added 39 units to its total number of sites with detailed planning permission as follows:

	Position Statement (Sept 2020)	Post-HDT Result Addendum (Jan 2021)
Total Number of Dwellings for Sites Under Construction	310	310
Total Number of Dwellings for Sites with Detailed Planning Permission	358	397
Total Number of Dwellings for Sites with Prior Notification	21	21
Total Number of Dwellings for Sites with Outline Permission	526	526
Total Number of Dwellings for other 'Deliverable' Sites	1660	1660
Total Number of Dwellings for Windfall Sites	80	80
Total Identified Supply	2,955	2,994

3.4 The Business and Planning Act 2020 temporarily modified the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable

certain planning permissions and listed building consents in England which lapsed or were due to lapse during 2020 to be extended. This meant that any permissions which expired or were due to expire between 19 August 2020 and 31 December 2020 were extended to 1 May 2021. As such, we do not have to subtract any houses from our number of sites with detailed planning permission to balance the permissions we have added to the supply.

3.5 As such, this Addendum updates our Five Year Housing Supply calculation as follows:

Five Year Housing Supply Calculation		Position Statement (Sept 2020)	Post-HDT Result Addendum (Jan 2021)
A.	Objectively Assessed Need (dwellings per year)	380	380
B.	Local Plan Period (Years)	20	20
C.	Adopted Housing Target 2011-2031 (A x B)	7600	7600
D.	Completions 1 Apr 2011 – 31 Mar 2020	2113	2113
E.	Target 1 Apr 2011 – 31 Mar 2020	3420	3420
F.	Shortfall against target at 31 Mar 2020 (E – D)	-1,307	-1,307
G.	Target 1 Apr 2020 – 31 Mar 2025	1,900	1,900
H.	Surplus / Shortfall to be delivered in 5yr period (F / 11 x 5)	-594	-594
I.	Buffer to be applied (5% / 20%)	1.05	1.2
J.	Total 5yr requirement ((G – H) x I)	2,619	2993
K.	Dwellings under construction	310	310
L.	Dwellings granted permission or prior approval	379	418
M.	Dwellings granted outline permission or subject to S106	526	526
N.	Other dwellings considered 'deliverable'	1,660	1,660
O.	Dwellings from Windfall sites	80	80
P.	Total deliverable dwellings (supply) 1 Apr 2020 – 31 Mar 2025 (K + L + M + N + O)	2,955	2,994
Q.	Surplus of dwellings (P – J)	336	1
R.	Total Years Housing Supply ((P / J) x 5)	5.64	5.00182

3.6 We have not updated our list of sites under construction or completed sites (with which the historic undersupply is calculated). We cannot do this until Hertfordshire County Council has undertaken their annual housing survey, scheduled for February-March 2021.

3.7 We have not updated our lists of sites with Outline Permission and otherwise considered as deliverable in line with Part B of the definition within the NPPF Glossary. We cannot do

this until 01 April 2021 when the five year period that the Housing Supply relates to is pushed back one year to 1 April 2021-31March 2026. It is worth noting that at that point, our number of deliverable houses is likely to increase due to the housing trajectories we have agreed with developers/agents of individual sites as evidenced by the Statements of Common Ground included in the September 2020 Position Statement.

- 3.8 To conclude, using the Five Year Housing Land Supply Position Statement (September 2020) as a basis, and incorporating the changes explained in this Five Year Housing Land Supply Update Addendum (January 2021), the Council can demonstrate a Housing Land Supply of **5.002 years**.

Appendix 1 – Permission Granted since 1 April 2020

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type	Current Status
20/00290/FP	Former DuPont, Wedgwood Way, Stevenage	Change of use from commercial (use classes A1/A2/A3/D1) to 6 no: one-bed units and 3 no: two-bed units with associated facade alterations, cycle parking, 12 car parking spaces and 3 visitor spaces.	Change of use of non-res building to dwelling(s)	Y	0.680	12/08/2020	12/08/2023			9	0	9	Full	GRANTED
17/00621/FP	33 Peartree Way, Stevenage Herts, SG2 9DZ	Single storey rear extension to create 1 bedroom flat with associated access and car parking facilities (amended application).	New residential building	Y	0.020	29/07/2020	29/07/2023			1	0	1	Full	GRANTED
19/00721/FP	19 Made Feld, Stevenage, SG1 1PQ	Change of use of amenity land to private residential land, erection of part single-storey, part two-storey side extension, single-storey rear extension and conversion of existing dwellinghouse into 3 no. one bedroom apartments.	Conversion with Extension	Y	0.036	16/10/2020	16/10/2023			3	1	2	Full	GRANTED
20/00133/FP	Former Shephall Green Infant School, Shephall Green, Stevenage, SG1 9XR	Construction of 2 No. 4 bedroom semi detached houses	New residential building	N	0.093	24/04/2020	24/04/2023			2	0	2	Full	GRANTED
20/00142/FP	Courtlands, Chantry Lane, Todds Green, Stevenage, SG1 2JE	Proposed detached dwelling to replace existing mobile home.	New residential building	Y	0.090	30/04/2020	30/04/2023			1	0	1	Full	GRANTED
20/00227/FP	Land To The Rear Of, 36 Fellowes Way And 57 Woodland Way, Stevenage, SG2 8BW	Erection of 1no. one bedroom bungalow	New residential building	N	0.032	03/07/2020	03/07/2023			1	0	1	Full	GRANTED
20/00256/FP	188 Bedwell Crescent, StevenageHerts, SG1 1NE	Part two storey, part single storey rear extension and single storey front extension to existing dwelling, erection of 1no. four bedroom dwelling	New residential building	Y	0.026	30/06/2020	30/06/2023			1	0	1	Full	SUPERSEDED

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type	Current Status
20/00270/FP	395 Ripon Road, SG1 4LU	Single storey front and rear extensions and conversion of garage to facilitate conversion of existing four bedroom property into 3no. one bed flats.	Conversion of existing dwelling(s)	Y	0.000	26/08/2020	26/08/2023			3	1	2	Full	GRANTED
20/00293/FP	45 Lonsdale Road, Stevenage, SG1 5DB	Conversion of existing 3 bedroom dwelling to 2 no. 1 bedroom flats	Conversion of existing dwelling(s)	Y	0.010	22/07/2020	22/07/2023			2	1	1	Full	GRANTED
20/00346/FP	Abbington Hotel, 23 Hitchin Road And 28 Essex Road, Stevenage, SG1 3BJ	Change of use of the Abbington Hotel from Hotel (Use Class C1) to 23 Hitchin Road for use as a Rehabilitation Centre (Use Class C2) and 28 Essex Road for use as residential accommodation comprised of 2 x 1 bed flats (Use Class C3).	Change of use of non-res building to dwelling(s), Non Res Change of Use	Y	0.200	12/11/2020	12/11/2023			2	0	2	Full	GRANTED
20/00395/FP	188 Bedwell Crescent, Stevenage, SG1 1NE	Variation of Condition Number 1 (Approved Plans) attached to application number 19/00722/FP to enlarge the detached 1no. 4 bedroom dwelling house.	New residential building	Y	0.058	07/09/2020	07/09/2023	07/09/2020		1	0	1	Variation of Condition	STARTED
20/00418/FP	Sala Thong, 112 High Street, Stevenage, SG1 3DW	Two storey rear extension to provide larger kitchen to facilitate ancillary take away service and 1no. single residential unit above.	Extension to building for residential unit(s), Non Res Alteration or Extension	Y	0.006	16/10/2020	16/10/2023			1	0	1	Full	GRANTED
20/00440/FP	83 Brook Drive, Stevenage, SG2 8TP	Variation of condition 1 (Approved Plans) attached to planning permission reference number 18/00078/FP to reduce the width of the approved dwelling	New residential building	N	0.015	22/09/2020	22/09/2023	31/03/2020		1	0	1	Full	STARTED
20/00471/FP	79 Rockingham Way, Stevenage, SG1 1SJ	Conversion of 1no. 3 bed terraced house into 2no. 1 bed flats and erection of rear external staircase.	Conversion of existing dwelling(s)	Y	0.020	13/10/2020	13/10/2023			2	1	1	Full	GRANTED

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type	Current Status
20/00529/FP	Chells Manor, Chells Lane, Stevenage, SG2 7AA	Conversion of part of building from office to single dwelling house with minor associated alterations	Change of use of non-res building to dwelling(s)	Y	0.003	13/11/2020	13/11/2023			1	0	1	Full	GRANTED
20/00553/FP	20 Broom Walk, Stevenage, SG1 1UR	Conversion of existing 3 bed dwelling into 2no. 1 bed flats, single storey front extension to existing porch and single storey rear extension to existing outbuilding	Conversion of existing dwelling(s)	Y	0.018	19/11/2020	19/11/2023			2	1	1	Full	GRANTED
20/00555/FP	45 Vardon Road, Stevenage, SG1 5PT	Conversion of existing 3 bed dwelling into 2no. 1 bed flats and single storey rear extension	Conversion with Extension	Y	0.014	23/11/2020	23/11/2023			2	1	1	Full	GRANTED
20/00593/FP	49 Fellowes Way, Stevenage, SG2 8BS	Erection of 1no. three bedroom dwelling	New residential building	N	0.033	18/11/2020	18/11/2023			1	0	1	Full	GRANTED
19/00461/FP	Units A & B Mindenhall Court, Stevenage, SG1 3BG	Conversion of office use to residential use comprising of 8no 1 bed flats and 1 no 2 bed flat, proposed bin store, bike racks, 7no. parking spaces & amenity area	Change of use of non-res building to dwelling(s)	Y	0.023	12/10/2020	12/10/2023			9	0	9	Full	GRANTED
19/00123/FP M	Land To West Of A1(M) And South Of Stevenage Road, Todds Green, Stevenage	Erection of 133 dwellings with associated amenity and open space provision, landscaping and access.	New residential building	N	5.780	25/09/2020	25/09/2023			133	0	133	Full	GRANTED